



15/12 East Pilton Farm Crescent

Edinburgh, EH5 2GG

Enjoying far-reaching river views from the fourth/top-floor of an attractive contemporary development in exclusive Fettes, this two-bedroom, two-bathroom apartment offers modern neutral interiors and desirable open-plan living space, in addition to a large private balcony, access to landscaped shared garden grounds, and private residents' parking.





Approached via a secure entry system and a stairwell or a lift to the fourth floor, the front door opens into a spacious hallway with useful built-in storage.

Leading off the hall, the apartment's generous expanse of living space is fronted by a bank of floor-to-ceiling glazing, opening onto a large private balcony and yielding panoramic coastal views. Versatile floorspace is available for arrangements of both lounge and dining furniture, and the sociable open-plan area is supplemented by a modern well-appointed kitchen, fully integrated with an oven, a gas hob and a statement extractor hood.

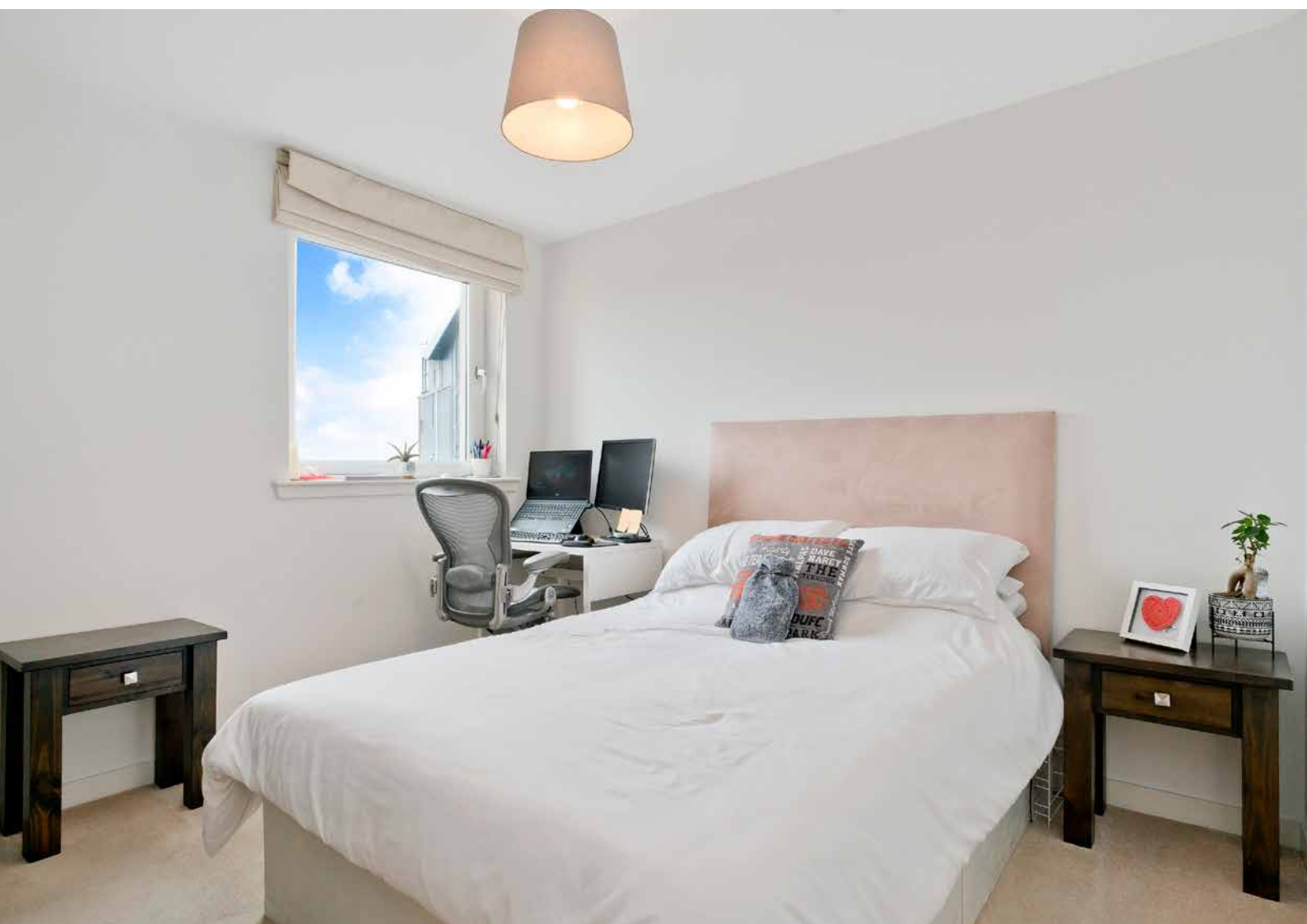
Two double bedrooms echo the classic neutral décor and carpeting of the living accommodation. Whilst the principal bedroom enjoys full-height glazing, framed by a Juliet balcony, as well as a built-in wardrobe and its own en-suite shower room, the second bedroom offers flexible space for both bedroom and home office furnishings, if desired. Finally, a contemporary bathroom features a large cupboard, a bathtub with an overhead shower, a wall-mounted basin, and a back-to-wall WC. Gas central heating and double glazing are found throughout.

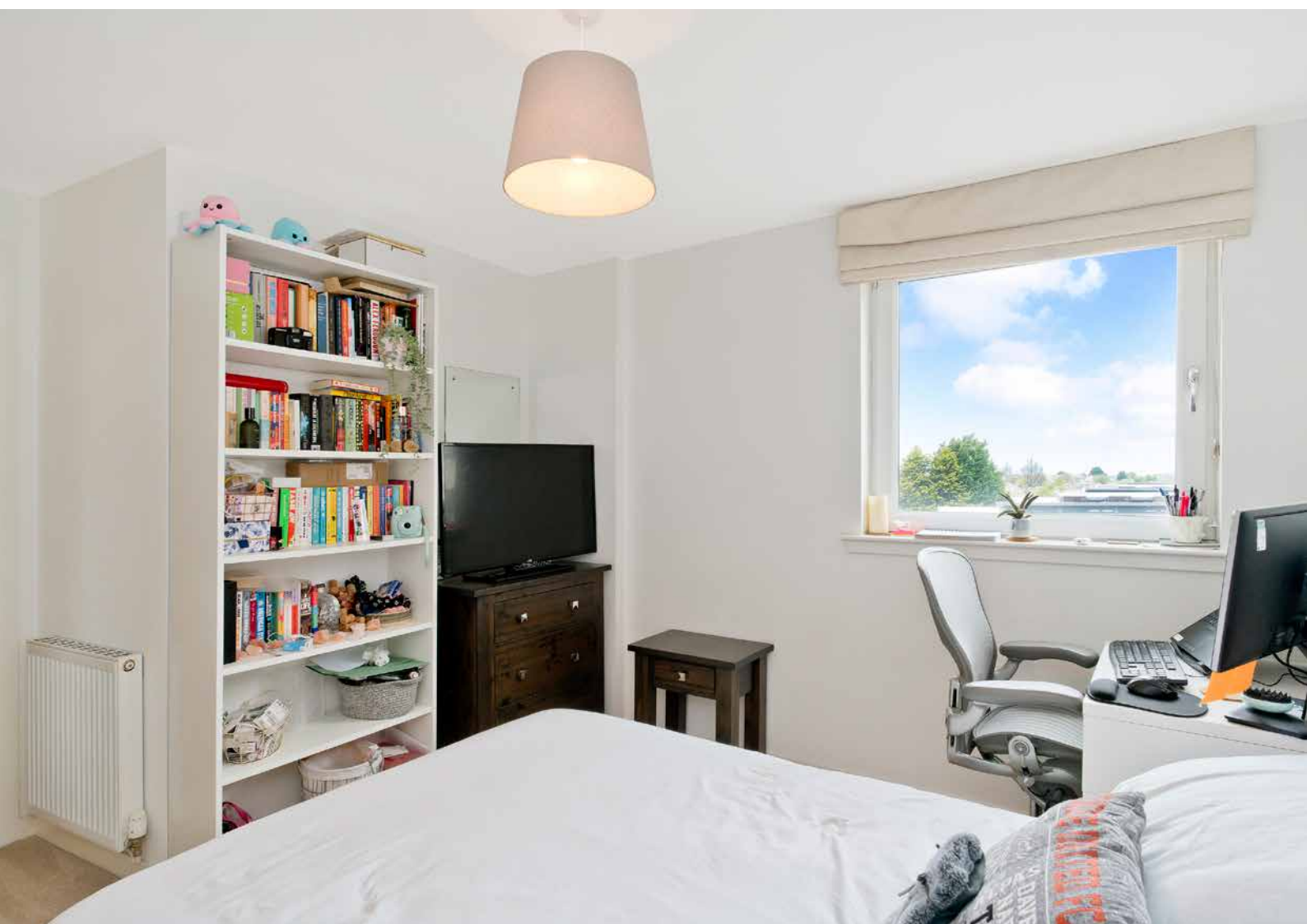
Externally, the development sits within landscaped shared garden grounds, including extensive lawned areas, and a private car park for residents.

Extras: The property will be sold as seen, fully furnished.

EPC Rating - C



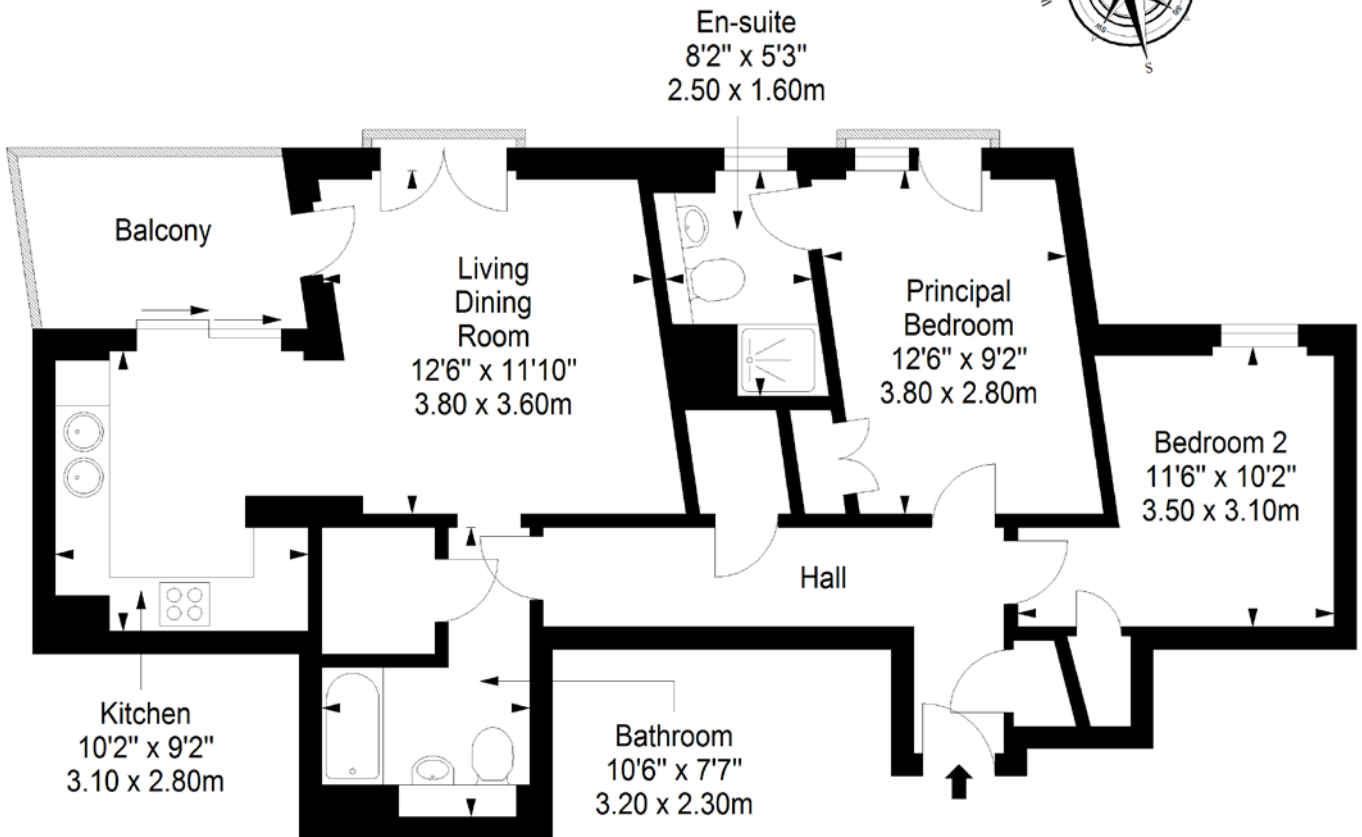






Fourth Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.